

Diane Tradd
Assistant City Manager/Director

Eric Slagle
Director

David Fuller
Building Commissioner

November 4, 2020

Mayor John Leahy
and
Members of the City Council

REFERENCE: Report and Recommendation on the proposed zoning code amendment to rezone the parcel
at Rivers Edge Road from the TTF to the SMF zoning district

Dear Mayor Leahy and Members of the City Council:

The Lowell Planning Board held a Public Hearing on Monday, November 2, 2020 concerning a proposed Zoning Ordinance amendment to extend the existing Suburban Neighborhood Multifamily (SMF) zoning district to include the area comprising a 12.5 acre parcel in the area of Rivers Edge Road. The subject property is currently in the Traditional Neighborhood Two Family (TTF) zoning district. No members of the public spoke on the proposal.

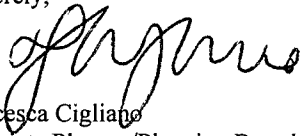
Member Gerard Frechette motioned and Member Richard Lockhart seconded to issue a NO FINDING recommendation to the City Council regarding the proposed Zoning Ordinance amendment request for the following reasons:

1. The Planning Board Members found that the proposed zoning change would permit large-scale residential development at the site that could conflict with the existing neighborhood character. The existing neighborhood consists of single-family homes and duplexes.
2. The Board found that rezoning the area from TTF to SMF would substantially increase the allowable density. It discussed how, in the TTF zoning district, the minimum lot size is 6,000 sq. ft., and up to two-unit structures are permitted. However, in the SMF zoning district, the minimum lot size for residential structures is 20,000 sq. ft., and structures with more than seven (7) dwelling units are allowed by-right on a single parcel.

The Board voted unanimously to issue a 'no finding' recommendation. A quorum of the Planning Board was present with Associate Member Pandres absent.

If you have any questions or need any assistance, please feel free to contact me at the Division of Development Services at 978-674-1424.

Sincerely,



Francesca Cigliano
Associate Planner/Planning Board Administrator

CM/ns
Attachment

cc: Eileen M. Donoghue, City Manager
Christine P. O'Connor, City Solicitor
Diane Tradd, Assistant City Manager/DPD Director
Eric Slagle, Director, Division of Development Services
David Fuller, Building Commissioner
Thomas C. Linnehan and the Members of the Lowell Planning Board